



Anchorage Recording District

Notice of Environmental Contamination and Institutional Controls

Grantor: State of Alaska
Department of Environmental Conservation
Contaminated Sites Program

Grantee: Crabtree Surber, LLC
on behalf of RPs John C. Young and Jacqueline A. Young, deceased.
An Alaska Limited Liability Corporation
Whose Primary Office is 1100 W. Dimond Blvd., Anchorage, AK 99515

Relating to: Young's Firehouse Contaminated Site
Hazard ID No. 23861 ("site")

Legal Description: This instrument pertains only to:
Lot 1A-1, Barnett Subdivision, according to Plat 90-108,
Anchorage Recording District, Third Judicial District, State of Alaska;
("Property").

Recording District: 301

After Recording Return to:
Robert Weimer, Alaska Dept. of Environmental Conservation
Spill Prevention and Response Division, Contaminated Sites Program
555 Cordova Street
Anchorage, Alaska 99501

Crabtree Surber, LLC
on behalf of RPs John C. Young and Jacqueline A. Young, deceased.
An Alaska Limited Liability Corporation
1100 W. Dimond Blvd., Anchorage, AK 99515

State Business- No Charge

NOTICE OF ENVIRONMENTAL CONTAMINATION AND INSTITUTIONAL CONTROLS

As required by the Alaska Department of Environmental Conservation, pursuant to 18 AAC 78.625, Crabtree Surber, LLC, an Alaskan limited liability company and, the Landowner of the real property described below, hereby provide public notice that the property located at: 1090 W. Dimond Boulevard, Anchorage, Alaska, 99515, and more particularly described as:

Lot 1A-1, Barnett Subdivision, according to Plat 90-108, Anchorage Recording District;
Being a subdivision of Lot 1, Barnett Subdivision, according to Plat 343, Anchorage Recording District;

Situated within the NW^{1/4}, SE^{1/4}, Sec. 12, T12N, R4W, SM, Alaska
("Property")

has been subject to a discharge or release and subsequent cleanup of petroleum and its degradation constituents, regulated under 18 AAC 78, Article 2. This release and cleanup are documented in the Alaska Department of Environmental Conservation (ADEC) contaminated sites database at http://www.dec.state.ak.us/spar/csp/db_search.htm under the site name Young's Firehouse and Hazard ID number 23861.

This "Notice" and the controls hereby imposed shall run with the Property, binding successors until terminated as provided herein.

By signing this notice, ADEC and the Landowner have agreed that the institutional controls described below are necessary and appropriate, and shall be maintained and be binding on the Landowner and its agents, successors and assigns. This Notice has been recorded and shall be disclosed if the Landowner transfers, sells, assigns, leases or subleases the Property or any portion of the Property described above. Landowner shall incorporate a copy of this notice into the documents of transfer, sale, assignment, lease or sublease.

ADEC has reviewed and approved, subject to the institutional controls described below, the cleanup as protective of human health, safety, welfare, and the environment. No further cleanup is necessary at the Property as long as the institutional controls remain in place and effective and no new information becomes available that indicates to ADEC that the Property may pose an unacceptable risk to human health, safety, welfare, or the environment.

ADEC determined, in accordance with 18 AAC 78.090 - 276 corrective action rules, that cleanup has been performed to the maximum extent necessary even though residual fuel-contaminated soil and groundwater exists on the Property. Based on the information provided further cleanup was determined to be unnecessary.

The following institutional controls and standard conditions shall be maintained:

Institutional Controls

1. The Landowner agrees to notify ADEC prior to any sale or transfer of the property and shall report to ADEC every 5 years to document the status of compliance with the



institutional controls described in this notice. Such notice and the reports should be sent to the ADEC at:

Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800
Juneau, AK 99811-1800
or be submitted electronically to CS.Submittals@alaska.gov.

2. No groundwater wells shall be installed on the Property without prior ADEC approval. Nothing in this prescription disallows use of the wells currently existing on the Property.
3. Monitoring well MW-7A be maintained so that it does not create a pathway for water to flow into the well from the ground surface.
4. Unless an extension is approved by ADEC, monitoring well MW-7A is to be decommissioned by June 1, 2024 in accordance with an ADEC approved work plan.

Standard Conditions

1. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use.
2. ADEC approval is required prior to moving any soil or groundwater off the Property, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and/or managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the Property or before recharging the water into the Property.
3. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.
4. Any notification to ADEC shall be addressed to:

Alaska Department of Environmental Conservation
Division of Spill Prevention and Response
Contaminated Sites Program
Attention: IC Unit
P.O. Box 111800



Juneau, AK 99811-1800
or be submitted electronically to CS.Submittals@alaska.gov.

Attached is a diagram of the Property drawn to scale that shows the property boundaries, locations of existing structures, the areas where cleaned up work has been conducted, and the approximate location of remaining soil and groundwater contamination which is subject to the institutional controls described in this notice.

Failure to comply with the institutional controls described herein may result in ADEC reopening the site and requiring additional site characterization and cleanup.

In the event that information becomes available which indicates that the site may pose an unacceptable risk to human health, safety, welfare or the environment, further site characterization and cleanup may be necessary under 18 AAC 78 Article 2.

This notice and the institutional controls remain in effect until a written determination from ADEC is recorded acknowledging that contaminants remaining at the site have been shown to meet the residential use soil cleanup levels defined in 18 AAC 75.340 and groundwater cleanup levels in Table C within 18 AAC 75.345 and that off-site transportation of soil and/or groundwater are no longer a potential concern.

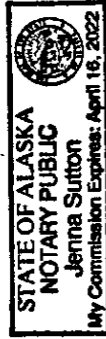
For more information on the contaminated site in this notice, please see ADEC Contaminated Sites Program file number 2100.26.222 for the site named Young's Firehouse.

B Roth
Signature of Landowner

19 Feb 2019
Date

Rebecca Roth
Managing Partner Crabtree Surber LLC
Printed Name of Landowner

19 day of FEBRUARY 2019. Subscribed to, and sworn before me, a Notary for the State of Alaska, this



[Signature]

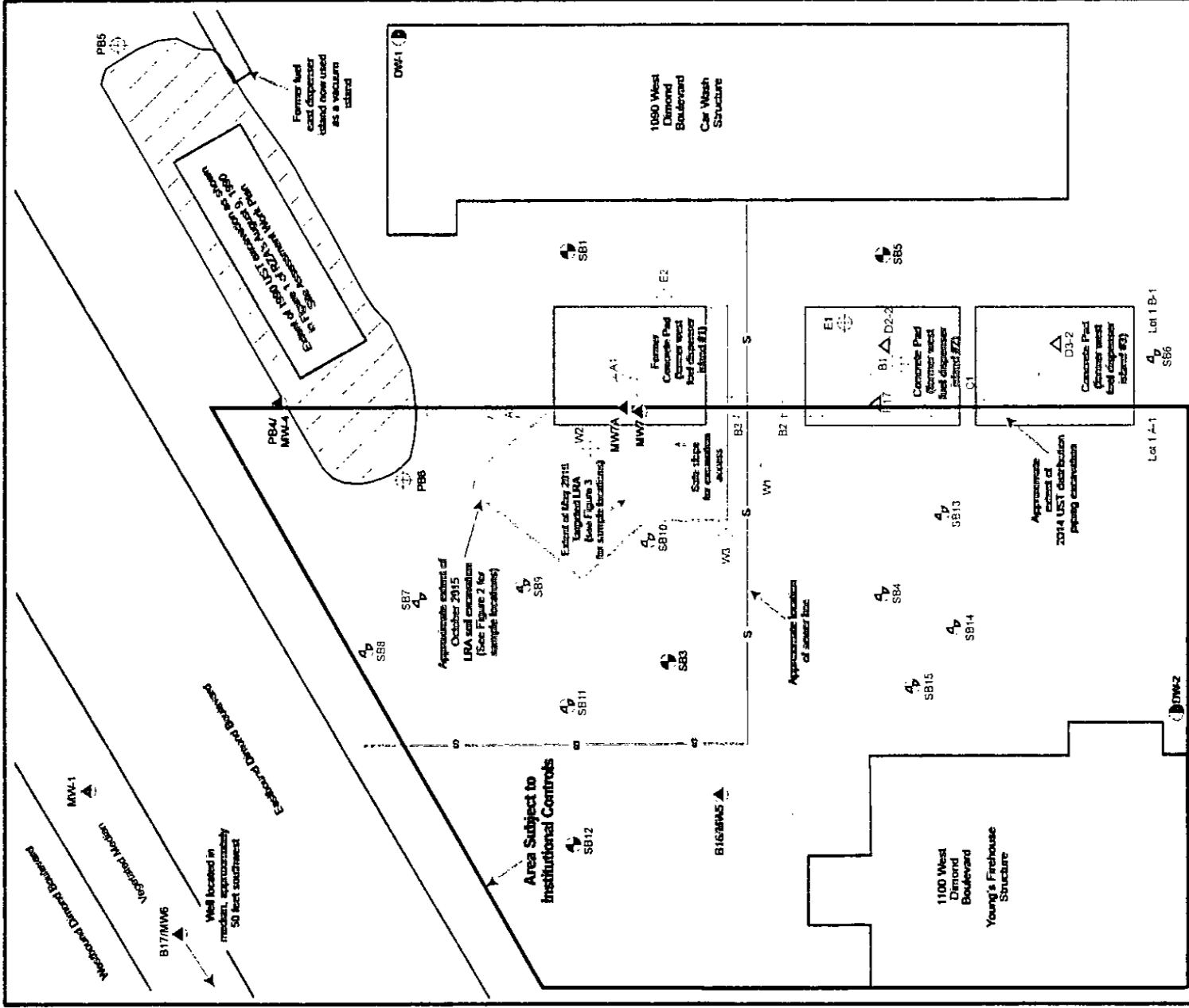
My Commission Expires: April 16, 2022

Robert Weimer
Signature of Authorized ADEC Representative

21 Feb 2019
Date

Robert Weimer
Printed Name of Authorized ADEC Representative





LEGEND

- SB1
- SB5
- SB6
- SB7
- SB8
- SB9
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Orange Analytical soil results for one or more target analyte(s) exceed the most stringent ADEC Method Two cleanup levels

Green Analyte(s) not detected in analytical soil or groundwater sample. Analytical soil concentration less than ADEC Method Two Table C cleanup levels

Blue Analytical groundwater results for one or more target analyte(s) exceed the ADEC Table C cleanup levels

Gray Analytical sample not collected due to PID readings greater than 20 ppm, assumed to be impacted based on field screening reading

Sample ID	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
C1-SS2	0.0397																			
W1-SS2	0.111																			
W2-SS2	1.24																			
W3-SS2	0.388																			
D1-1	0.304																			
D2-2	0.053																			
SB6-S2	0.0252																			
SB7-S2	0.699																			
SB8-S2	0.342																			
SB11-S1	0.0504																			
SB14-S2	0.145																			
SB15-S2	0.0748																			

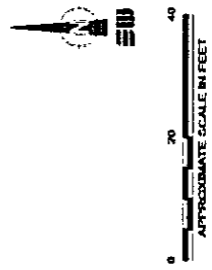
1090 West Diamond Boulevard
Anchorage, Alaska

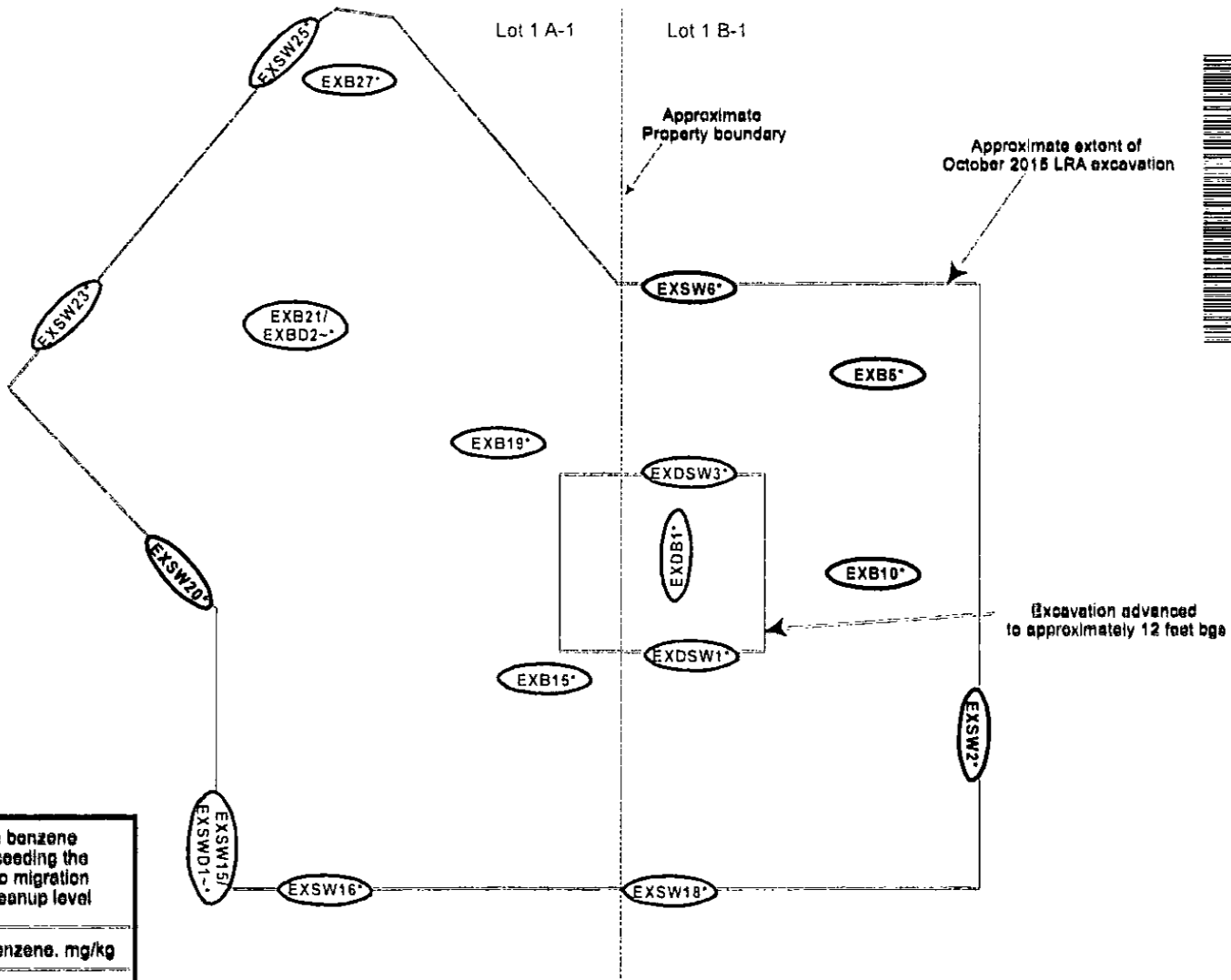
SITE PLAN

February 2019

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Geotechnical & Environmental Consultants

100705-001
Fig. 1



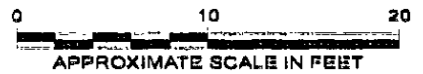


Page 6 of 7
2019 - 005766 - 0

Soil samples with benzene concentrations exceeding the ADEC Method Two migration to groundwater cleanup level	
Sample ID	benzene, mg/kg
EXDB1	0.711
EXB15	1.68
EXB19	3.59
EXB21	2.51
EXB27	1.55
EXDBW1	4.68
EXDBW3	0.314
EXSW15	0.181
EXSW16	0.167
EXSW18	0.251
EXSW23	0.460
EXSW25	0.199

LEGEND

- EXDB1 Approximate location of screening and analytical Sample EXDB1 collected by Shannon & Wilson in October 2015.
- Orange Analytical soil results for one or more target analyte(s) exceed the most stringent ADEC Method Two cleanup levels, but less than human health levels for ingestion/inhalation
- Green Analyte(s) detected at concentration less than ADEC Method Two cleanup levels



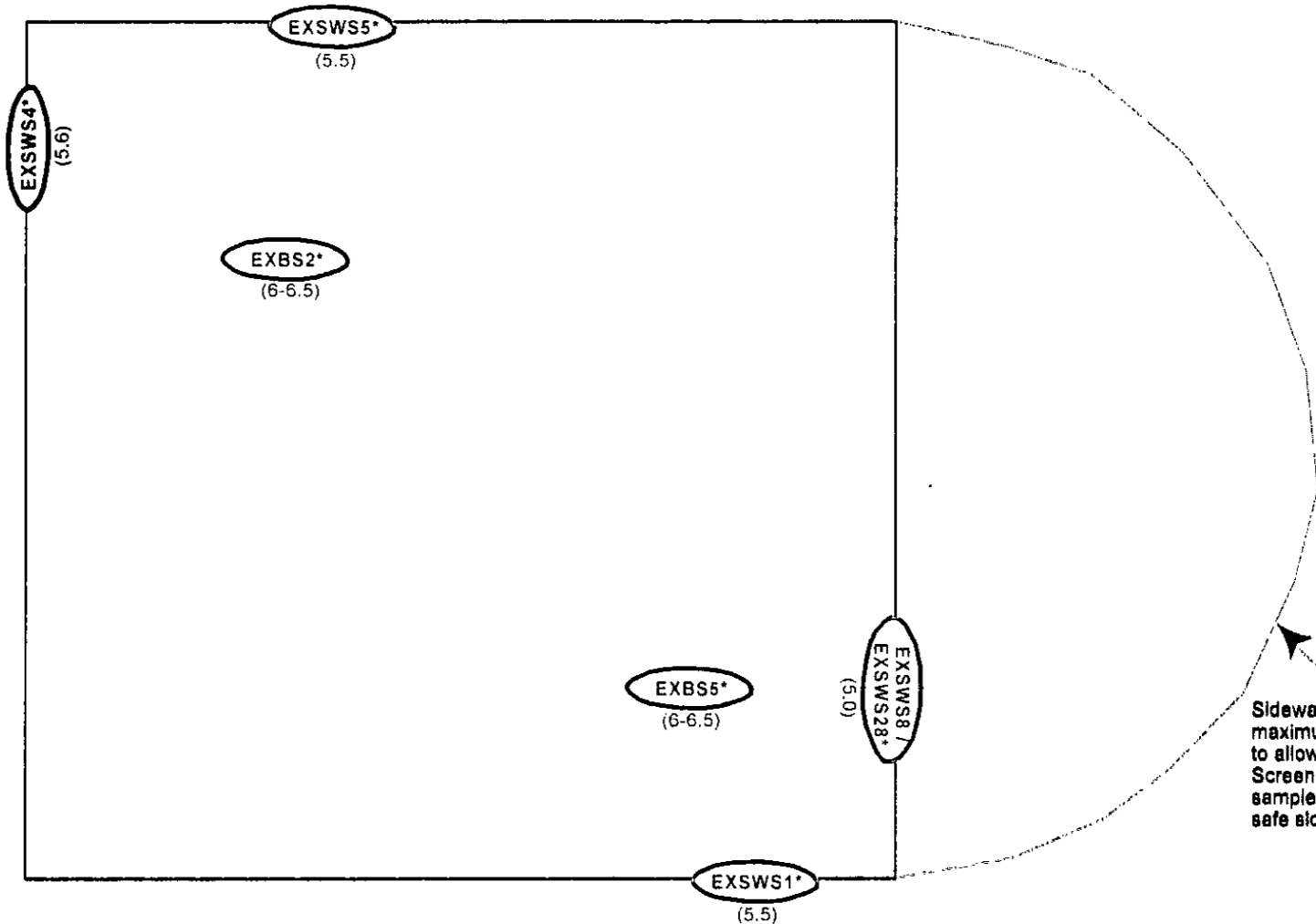
1090 West Dimond
Anchorage, Alaska

**EXCAVATION CONFIRMATION
SOIL SAMPLE LOCATIONS**

February 2019 100708-001

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Fig. 2



Sidewall safe sloped to a maximum depth of 4 feet bgs to allow access to excavation. Screening and analytical samples not collected from safe slope area.



LEGEND

EXBS2*
(6-6.5)

Approximate location of screening and analytical Sample EXBS2 collected by Shannon & Wilson on May 25, 2016. (Approximate collection depth in feet below ground surface)

Orange Analytical soil results for one or more target analyte(s) exceed the most stringent ADEC Method Two cleanup levels, but less than human health levels for ingestion/inhalation

Green Analyte(s) detected at concentration less than ADEC Method Two cleanup levels

Soil samples with benzene concentrations exceeding the ADEC Method Two migration to groundwater cleanup level	
Sample ID	benzene, mg/kg
EXBS2	0.189
EXBS5	0.0559
EXSWS1	0.177
EXSWS5	0.659
EXSWS28	0.245

1090 West Dimond Boulevard
Anchorage, Alaska

**2016 LRA EXCAVATION CONFIRMATION
SOIL SAMPLE LOCATIONS**

February 2019 100708-001

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Fig. 3